

05 July 2019

Dr Rose Todd  
Planning Department  
Camden Town Hall Extension  
Argyle Street  
WC1H 8EQ

Dear Rose,

**21 HARRINGTON SQUARE, LONDON, NW1 2JJ  
APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING  
CONSENT**

On behalf of our client Old Lodge Estates 3 Limited please find enclosed an application for Full Planning Permission and Listed Building Consent in respect of the proposed restoration of 21 Harrington Square, London, NW1 2JJ.

**Site Context**

Located on Harrington Square, facing Harrington Square Gardens the site comprises a large 4 storey terrace property with an additional basement level with a garden to the rear. The building is lawfully a 16 bedroom HMO (Sui Generis) but is current vacant and in a poor state of repair. The property is Grade II Listed and the site is located within Camden Town Conservation Area.

The site is within walking distance of a range of retail and commercial units along Camden High Street and has a PTAL score of 6b (best). Mornington Crescent Underground Station is located approximately 300m to the north of the site.

**Planning History**

*Lawful Use*

The Council's statutory planning register has been reviewed to establish the lawful use of the site. A planning application (LPA Ref: 2014/5403/P) for the use of basement, first, second and third floors as a HMO occupying 16 non-self-contained rooms with shared facilities was approved in October 2014. On this basis, the lawful use of the property is a House in Multiple Occupation (Sui Generis).

*Outrigger*

The erection of the rear building extension is not documented in planning history records. As the architectural detailing of the extension indicates that its construction pre-dates the early 1990s (and when the building was listed in 1999) it was agreed at pre-application stage that the structure is lawful.

### Enforcement Action

Additionally, we are aware that the site is subject to enforcement breaches in relation to (i) previous replacement of existing windows with uPVC windows and; (ii) installation of inappropriate railings at first floor on the front elevation of the building.

Although the above works were undertaken when the site was under a previous ownership, this application seeks to resolve the breaches by way of seeking permission to re-instate the railings to replicate the original railings and replace the existing windows casements with sash casements of an appropriate design (as detailed in the DAS).

### Pre-Application Engagement

The proposals have been developed in close consultation with Officers at LB Camden. An initial pre-application meeting took place on 2 April 2019 and a subsequent site visit with the Conservation Officer took place on 1 May 2019. Written pre-application feedback was received on 14 June 2019.

The written feedback set out that the property had been observed to be '*derelict and uninhabitable*'. It was noted that historic features had been removed and the original plan form of the house has '*all but been destroyed*'.

A summary of pre-application feedback in relation to each element of the proposal is set out in Table 1.

<i>Table 1: Pre-Application Feedback</i>	
<b>Proposed Work</b>	<b>Commentary from Conservation Officer</b>
Repair/replacement of roof tiles	This work is supported. Original slate where they exist and are reusable should be reinstated. Matching new Welsh slate should be used to make up any short-fall. The butterfly roof structure is to be retained and restored/strengthened where necessary. Valley gutters are to be reinstated/restored with appropriate materials
Reinstate front railings at first floor level	This work is supported. The new railings are to replicate the original railings present on neighbouring properties
Replace existing window casements with sash casements	This work is supported. The original box sash casements and other windows have been lost. Since there is no loss of original fabric installation of timber slim-profile double-glazing to match the profiles of the casements on adjacent houses is supported
The reordering of the internal layout	This work is supported. The original plan form of this dwelling has been lost. Since the significance of the building will not be compromised further by these proposed interventions and the accommodation created will be a marked improvement on the current arrangements it is felt that this aspect of the proposal could be supported providing the works are undertaken with materials suitable for the job ie. a mixture of traditional and modern materials depending on the date and style of construction
Lightwell enlargement to the rear of the property	This work is supported. Enlarging the lightwell is considered not to have potential to harm the significance of the property. In addition such work will enhance the quality and availability of light to the basement
Works to basement and creation of a bridge to the rear of the property	This work is supported. The proposed works it is considered will not further harm the significance of this listed building

In addition to the above, the Applicant has worked closely with the Environmental Health Officer to ensure that the revised layout of the HMO accommodation meets the aspirations of the Council and is in full accordance with the relevant policy and legislative context.

### **Proposed Development**

Proposed works are summarised below and fully detailed in the Design and Access Statement.

1. Repair / Replace roof tiles;
2. Railing replacement to front first floor balcony/windows;
3. Change windows to front and back of building to sash doubled glazed windows to match neighbouring properties design, pattern and layout;
4. Change internal layouts in accordance with drawings; and
5. Inset stairway into rear enlarged basement lightwell for garden access

### **Planning Considerations**

#### *Principle of Development*

Policy H10 (Housing with Shared Facilities / 'houses in multiple occupation') of the Local Plan sets out that Council will aim to ensure that there is continued provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements. Policy goes on to note that development involving the loss or self-containment of HMO accommodation will be resisted unless the accommodation is incapable of meeting the relevant standards.

The proposal responds to the fact that the building in its current form is inhabitable and provides the opportunity to restore both the building fabric and its lawful use as a Sui Generis HMO. By way of sensitively restoring a listed building, the proposal will result in the provision of a modern 16 bedroom HMO to cater to a wide range of future occupiers.

In order to ensure a high standard of living for future occupiers, the revised layout of the building has been designed to be in accordance with the LB Camden 'Minimum HMO Standards (2016)' document and the final layout has been agreed with the Council's Environmental Health Officer. Of further consideration, as the proposal does not represent intensification of the existing use (unit numbers will remain as existing) and there are no changes proposed to the location of windows etc., the amenity of neighbouring residents will not be impacted upon.

In bringing an existing HMO back into operation without impacting upon room numbers or floorspace – and in ensuring a high quality of residential amenity for future occupiers the principle of development is thus in accordance with Policy H10.

#### *Design & Heritage*

In line with the National and GLA policy agenda, Policy D2 (Heritage) of the Local Plan sets out that the council will preserve and enhance Camden's rich and diverse heritage assets and their settings by not permitting the loss of or substantial harm to heritage assets unless outweighed by public benefit.

The principle of development was deemed to be acceptable from a heritage perspective by the Council at pre-application stage. Notwithstanding this, a Heritage Statement has been produced which assesses the heritage impacts arising from the proposal. The assessment concludes that the proposed works will enhance both the listed building and the conservation area. The proposal can thus be considered to be in accordance with Policy D2.

### **Conclusion**

The development will provide the following benefits;

- Sensitive restoration of a Grade II Listed Building;
- Enhancement of Camden Town Conservation Area by way of external repairs to the building;
- Bringing a vacant building back into use; and
- The provision of high quality HMO accommodation to meet an identified need.

This planning assessment has demonstrated that the development proposal is in accordance with the relevant policy context. We therefore respectfully requests that the Council grants Planning Permission and Listed Building Consent.

### **Scope of Submission**

The scope of the planning application was agreed with LB Camden at pre-application stage. Accordingly, this application for planning and Listed Building Consent comprises the following;

- Planning Assessment as prepared by Avison Young (this letter);
- Design and Access Statement;
- Site Location Plan;
- Drawings Package;
- Heritage Statement;
- Completed CIL Determination Form;
- Completed Planning Application Form; and
- Correct planning application fee of £234 as paid online at the time of submission.

I trust the above is self-explanatory and await confirmation of the application being made valid. In the interim however, should you have any questions please do not hesitate to contact me.

Yours sincerely



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